

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, February 21, 2002, 1:30 p.m., Conference Room 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley, Carol Walker and Terry Young. Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Bob Riley called the meeting to order and requested a motion approving the minutes for the regular meeting held January 17, 2002. Motion for approval made by McKee, seconded by Walker. Motion carried 5-0: Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren and Francis absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

**APPLICATION BY LARRY SMALL FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAINGER BUILDING, 105 N. 8<sup>TH</sup> STREET IN THE HAYMARKET LANDMARK DISTRICT**  
**PUBLIC HEARING:** February 21, 2002

**Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.**

Ed Zimmer explained that Larry Small is interested in building identification for the Grainger building. This is a full restoration of the sign. The sign panel will be about 20 inches tall, the tallest letters are 17 inches tall. This will be centered on the canopy.

Ripley wondered about the original building identification signs. Mr. Zimmer replied that the south side sign was renovated, the other sign is completely gone.

Ripley believes that the south face building sign should remain unchanged and the sign being proposed should have the letters sit on top of the canopy and not be applied directly to the molding.

Berggren noted that it seems to him when the Grainger building was being renovated, there were some blade signs that were approved. Mr. Zimmer noted that there are still 2 or 3 in use. Berggren doesn't particularly like the address on the canopy. He would like to go back to the original sign package, and if a building number is needed, perhaps this needs to be revisited. He would prefer to see a blade sign.

Helwig would prefer to wait on action on this item. He would like to see the building number sign addressed. The other Commissioners agreed.

Berggren is still concerned about the signs. He believe there was an attractive sign package that was approved. When this comes back, he would appreciate seeing how the sign package has survived.

This item will be held over to the next meeting.

**APPLICATION BY JON CAMP FOR CERTIFICATES OF APPROPRIATENESS FOR WORK IN THE HAYMARKET LANDMARK DISTRICT AT**

**A. THE NEBRASKA BOILER BUILDING, 813 "Q" STREET**

**B. THE RIDNOUR BUILDING, 809 "P" STREET**

**PUBLIC HEARING:**

**February 21, 2002**

**Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.**

Jon Camp stated that he has 2 collection boxes for parking fees.

Ripley wondered about the size of the boxes. Mr. Camp estimated about 2' x 3'.

Mr. Camp continued that he would like to add neon signs that say "Pay Here". Both of these boxes are located on an alley and are hard to see. He would like the sign up and out of the way to try and avoid vandalism. The boxes are about 6 feet up on the building, the signs would be about 8 feet up on the side of the building.

Mr. Zimmer would have regarded both of these as no material effect but, if neon was installed on the south face of the Ridnour building, it would be open to public view and he thought it best to have the Commission review.

Berggren wondered about the size of the sign. Mr. Camp replied that it would be 3-5" letters. It would just say "Pay Here". He likes the idea of orange neon to stand out.

No one else appeared and public hearing was closed.

**ACTION:**

**February 21, 2002**

Berggren moved approval of illuminating the lock boxes as described by Jon Camp at the rear of both buildings, seconded by Walker.

Helwig wondered about the size of the signs. Mr. Camp speculated they would be about 2-3 feet high.

Motion for approval carried 7-0: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'.

- **The Ridnour Building**

Frank Firoz stated that he had prepared a letter for the neighboring tenants to sign, stating that they would not be requesting a sign on the exterior of the building. He wanted the Commissioners to read it and approve the content before his neighbors signed it.

Ripley read the letter. He expressed to Mr. Firoz that just because the current tenants agree to no exterior sign, tenants and building owners can change.

Mr. Zimmer believes that Mr. Firoz would like the Commission to reconsider their motion from the last meeting.

Ripley's desire is to be as consistent as possible. What has been done as a Commission in the district, has been as consistent as they can make it. He sees that the request would break from the consistent stance of the past. Their motion from last month's meeting will stand.

**APPLICATION BY DENNIS PLACHY FOR A CERTIFICATE OF APPROPRIATENESS  
FOR WORK AT THE FORMER STAR WAREHOUSE BUILDING, 330 N. 8<sup>TH</sup> STREET IN  
THE HAYMARKET LANDMARK DISTRICT**  
**PUBLIC HEARING:**

**February 21, 2002**

**Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.**

Dennis Plachy with Capitol Sign Co. presented the application. Haymarket Antique Mall is the business.

Craig Smith wanted to clarify that they are trying to establish the antique mall. Ron Peters and his wife are opening the facility. They wanted to show the Commission the entire building package.

Mr. Plachy stated that there will be a main building identification of molded letters. The letters

are 27" tall and the whole sign would be 54.5 feet. These will be lit by old fashioned type gooseneck lamps for downlighting. Three other signs would be place above the 3 main entrances. They will be backlit neon.

Ripley questioned if they were incandescent. Mr. Smith did not know. Mr. Plachy believes they are more of a halogen type.

No one else appeared and public hearing was closed.

**ACTION:**

**February 21, 2002**

McKee made a motion for approval of the whole sign package, seconded by Young.

Berggren noted that traditionally the large sign has been the building identification sign. He doesn't really have an alternative suggestion. A business sign at those entrances is very appropriate. There is a lack of hierarchy.

Mr. Smith stated that the Haymarket Antique Mall is leasing the whole building. They are subleasing a small space for a florist.

Helwig sees the antique mall sign as the building name. Ripley sees that absent a primary builder, this is a hard building to identify. Tenants change but the name of the building is what people associate it with. He is at a loss for a name suggestion. What is the date of this building?

Mr. Zimmer noted that it appears to be built around 1904. It was remodeled very thoroughly around 1973.

Berggren noted that this building was renovated so thoroughly in 1973 that it does not have a lot of historic value.

Motion for approval carried 6-1: Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berggren voting 'no'.

**APPLICATION BY RESEARCH AND DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 311 N. 8<sup>TH</sup> STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**February 21, 2002**

**Members present: Berggren, Francis, Helwig, McKee, Ripley, Walker and Young.**

Sean Craig presented the application. They are proposing an access into the lower level of the Sullivan building. The tenant to go into the lower level will be a restaurant/bar. It is the owner's desire because of the building having upper floor lofts, to have an access separate from the private spaces of the building. They don't want to use the existing dock. It would limit the sidewalk. He presented some drawings of the proposal. The signage that you see is just to show that there might be something there.

Jeff Lewis stated that signage will probably be back next month.

Ripley sees that the street elevation has 3 store entrances. Mr. Lewis replied that was correct. To cut a stairwell into the existing dock would look very hodge podge. They are also adding handicap access.

The Commissioners looked over the drawings and discussed construction details.

Mr. Lewis stated that they would retrofit the dock so all loading would all be accessible from the east/west alley. It is very difficult to reach a building in the Haymarket with a large truck.

Ripley wondered if there would be a lift in the rear loading. Mr. Lewis replied that there will only be a lift in front.

Young wondered about the square footage of the basement. Mr. Lewis replied that it is about 5,300 sq. ft.

Mr. Zimmer believes there are 2 matters before the Commission; a Certificate of Appropriateness for any construction relating to the railing and a recommendation to the City Council on the use of the right-of-way.

Mr. Lewis would like approval of the concepts presented.

No one else appeared and public hearing was closed.

**ACTION:**

**February 21, 2002**

McKee thinks this is similar to Ruby Tuesday's with the wells. Mr. Lewis stated that some of their design elements were inspired by that building.

McKee noted that this building will be less intrusive by about 2 feet.

Young wondered how the owner of Maggie's feels about this. Mr. Lewis believes that she is okay with the concept.

McKee moved approval of the concept and use of the right of way as proposed, with the condition that the alley access be part of the ultimate design, seconded by Walker.

McKee thinks this is clever and mimics the use of the Lau building. He has no problem with this.

Berrgren is concerned that we are creating a hole in the street for a basement space when basement spaces are so hard to keep tenants in.

Mr. Zimmer thinks there is a pretty solid use to the south of this in the "N Zone".

Mr. Lewis believes there is more appeal in this concept, making the lower level appear as more of a garden level.

Motion carried 6-1: Francis, Helwig, McKee, Ripley, Walker and Young voting 'yes'; Berrgren voting 'no'.

**STAFF REPORT**

- The committee that has been working on the East Campus Landmark District conducted a postcard poll and held a meeting at the end of January. About 50 neighbors attended. The poll showed draft guidelines and a proposed district area and requested their thoughts about approval of the district. This was an informal information gathering. 123 cards were received back. Over 2/3 indicated that they wished the district would proceed, 26-27% did not want the district to proceed. The western most edge of the district had 37% approval of the proposed district. The committee wanted to know if Mr. Zimmer would evaluate a smaller area for the proposed landmark district. He is working on evaluating information. The smaller district has an 86% approval rate as opposed to 32-33% approval rate in the outlying areas. Mr. Zimmer has also been working on some proposed guidelines. He is trying to reflect as accurately as possible what he perceives as the Commission's practices

over the years. There are items that he believes can be eliminated from the guidelines and he would like input from the Commissioners.

- Woods Park has been looking into traffic diverters. There have been neighborhood meetings. The majority of neighbors seem to be against the proposal from Public Works. They are all working together for another solution.
- There is an application going to Capitol Environs from Farmers Mutual on some buildings that they would like to demolish. They are examining how they would like to grow. The proposed buildings have had some renovation. A lot of the apartments in the building are very small efficiencies with murphy beds.

There being no further business, the meeting was adjourned at 3:10 p.m.